

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MARCH 11, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9 a.m. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Joel Paulson*, Associate Planner

*Wayne Hokanson*, Fire Department

*Anthony Ghiossi*, Building Official

*Fletcher Parsons*, Associate Engineer

**PUBLIC HEARINGS**

**ITEM 1:**     149 Cardinal Lane  
                  Architecture and Site Application S-08-08

Requesting approval of a technical demolition and to construct a new residence on property zoned R:1-10. APN 532-08-019.

PROPERTY OWNER: Ray Hawkins

APPLICANT: Tommy Tofetti

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented, with the following findings and considerations:
  - (a) The proposed project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    - (1) The Town's housing stock will be maintained, as the house will be replaced.
    - (2) The existing structure has no architectural or historical significance.
    - (3) The property owner does not desire to maintain the structure as it exists.
    - (4) The economic utility of the structure is such that it is necessary to replace both the interior and exterior wall coverings, resulting in a technical demolition.

- (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

- 7. *Ghiossi* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

**ITEM 2:**     208 Wilder Ave  
Minor Residential Development Application MR-06-028

Requesting approval to construct a second story addition on property zoned R-1D:LHP. APN 510-17-050  
PROPERTY OWNER/APPLICANT: Shann Brassfield

- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were not present.
- 5. Public hearing closed.
- 6. *Ghiossi* moved to approve the application subject to the conditions presented, with the following findings and considerations:
  - (a) The proposed project is categorically exempt pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town.
  - (b) As required by Section 29.80.290 (2) of the Town Code for approval of work within an historic district, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which are the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district, in that the Historic Preservation Committee and Town staff find that the proposed project meets the development standards for the Almond Grove Historic District in which the subject property is located.
  - (c) The work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B).
- 7. *Parsons* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

**ITEM 3:**     406 - 440 N. Santa Cruz Avenue  
                  Architecture and Site Application S-06-014

Requesting approval of exterior facade improvements and parking lot improvements to upgrade the Los Gatos Shopping Center on property zoned C-1. APN 529-07-004, 005, 046, 047, 094

PROPERTY OWNERS: Los Gatos Shopping Center, LLC and Five Dot Land & Cattle Co.

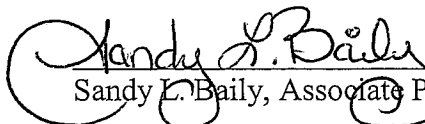
APPLICANT: Jim Zanardi

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:  
    *Roxana Baker and Bill Musgarve*, tenants at site, were interested in what the project entailed and were in favor of the improvements.  
    *Mark Forsythe*, neighbor, questioned what was happening at rear of building.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented, with the following findings and considerations:
  - (a) The proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town.
  - (b) The proposed project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.
  - (c) The proposed project is consistent with the Commercial Design Guidelines.
  - (d) The work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B).
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS - NONE**

**ADJOURNMENT**

Meeting adjourned at 9:40 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Sandy L. Baily, Associate Planner